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UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

BRANCH BANKING AND TRUST
COMPANY, a North Carolina banking
corporation,

Plaintiff,

v.

DESERT CANYON PHASE II LLC, a Nevada
limited liability company; EDWARD NIGRO,
an individual; DONNA NIGRO, an individual;
MICHAEL E. NIGRO, an individual;
MARGARET NIGRO, an individual; TODD
NIGRO, an individual; NIGRO
DEVELOPMENT LLC, a Nevada limited
liability company; DC MANAGEMENT
GROUP LLC, a Nevada limited liability
company; and DOES 1 through 10, inclusive.

Defendants.

CASE NO. 2:12-cv-01463-JCM-PAL

JUDGMENT

Based upon the previous orders of the Court that include Dkts. 52 and 107, which are incorporated herein by reference:

IT IS HEREBY ORDERED AND ADJUDGED that on February 29, 2012, the date of the trustee's sale, taking the amount of the indebtedness (\$7,286,520.74) and providing Defendants credit for the fair market value of the subject property (\$5,916,300.00) on said date, which is higher than the trustee's sale price (\$2,784,000.00), the amount of the deficiency owed by Defendants to Plaintiff on February 29, 2012 was \$1,370,220.74.

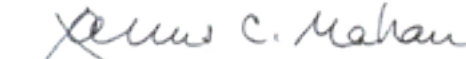
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1 **IT IS FURTHER ORDERED AND ADJUDGED** that as of June 24, 2016 (1577 days
2 from the trustee's sale), the deficiency amount is **\$2,270,561.58**, comprised of principal in the
3 amount of \$1,370,220.74 and accrued interest in the amount of \$900,340.84, which was
4 calculated pursuant to a default interest rate of 15% per annum. That deficiency amount shall
5 accrue interest at the per diem rate of \$570.92 until the date of this judgment.

6 **IT IS FURTHER ORDERED AND ADJUDGED** that judgment is entered in favor of
7 plaintiff **BRANCH BANKING AND TRUST COMPANY** and against **DESERT CANYON**
8 **PHASE II LLC, EDWARD NIGRO, DONNA NIGRO, MICHAEL E. NIGRO,**
9 **MARGARET NIGRO, TODD NIGRO, NIGRO DEVELOPMENT LLC, and DC**
10 **MANAGEMENT GROUP LLC**, jointly and severally, in the amount of **\$2,270,561.58**.

11 **IT IS FURTHER ORDERED AND ADJUDGED** that judgment shall accrue interest
12 at the legal rate from the date of this judgment until the judgment is paid in full.

13 **IT IS FURTHER ORDERED AND ADJUDGED** that plaintiff Branch Banking and
14 Trust Company is entitled to reasonable attorneys' fees and costs in the amount to be
15 determined by the court. If Branch Banking and Trust Company seeks to recover those fees and
16 costs, it shall file a motion with appropriate documentation within 14 days of entry of this
17 judgment.

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20 James Mahan
21 United States District Judge

22 Dated: July 5, 2016
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